



Ipswich Road, Pulham Market, Diss, IP21 4YJ

Guide Price £110,000 to £120,000



01508 531331

[www.whittleparish.com](http://www.whittleparish.com)

# Property Features

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- No onward chain
- Beautifully refurbished apartment
- Grade II listed
- Communal gardens
- Communal parking
- Heating - electric storage heaters
- Drainage - mains
- Council Tax Band A
- Freehold
- Energy Efficiency Rating TBC.

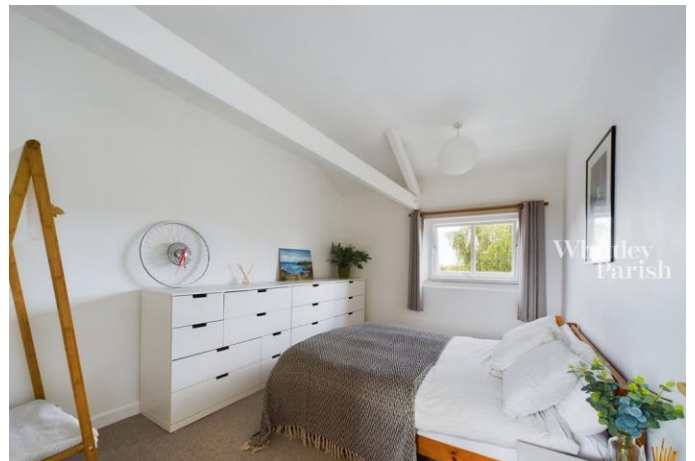
## Full Description

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This delightful one bedroom second floor apartment has been tastefully refurbished and upgraded by the present owners to include the installation of new kitchen and bathroom, new flooring and carpets and has been fully redecorated throughout. Being a leasehold property there are obligations towards a ground rent and service charge. The ground rent is currently £50 per annum with the service charge being £1200 per annum. The lease originally reverts off a 199 year lease with there being the residue of 165 years remaining.

Externally the property/development is approached off the A140. There is the benefit of a good provision of off-road parking space, large communal garden surrounded by the open rural countryside, resident communal lounge area, on site resident caretaker, barbeque area and washing lines.

Hillcrest Court is a unique Grade II listed historic workhouse conversion found in between Diss and Long Stratton having been converted approximately thirty years ago and now comprising of a mixture of different types of one, two and three bedroom flats within a pleasing small development. Found lying within the beautiful south Norfolk countryside and within close proximity of the market town of Diss, just ten miles to the south, and offering an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.





The accommodation comprises:-

**HALLWAY**

Spacious hallway with secondary glazed windows to front aspect. Door to airing cupboard.

**DOUBLE BED ROOM**

A generous sized bedroom with rear aspect window overlooking the communal grounds.

**BATHROOM**

Three piece suite in white comprising of panelled bath with shower over, pedestal handwash basin, WC, extractor fan and access to loft space.

**LOUNGE/DINER**

A lovely bright room flooded by lots of natural light from the dual aspect windows, door giving access to:-

**KITCHEN**

Recently fitted with a range of gloss white units with solid wood worksurfaces over, space for under counter fridge and freezer, plumbing for washing machine, stainless steel sink unit, space for oven with stainless steel extractor fan over, rear aspect window.

**OUR REF: LO1006**





Approximate total area<sup>(1)</sup>  
507.80 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements